

ORDINANCE NO. 16845-03-2006

AN ORDINANCE VACATING A PORTION OF EXCESS RIGHT-OF-WAY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF FOREST PARK BOULEVARD AND WEST ROSEDALE STREET AND BEING ADJACENT TO LOT 1 BLOCK 6R, MISTLETOE HEIGHTS AN ADDITION TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 388-160, PAGE 42 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS; PROVIDING FOR THE REVERSION OF FEE IN SAID LAND; THE RETAINMENT OF EXISTING UTILITY EASEMENTS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

SECTION 1.

That a portion of excess right-of-way located at the northeast corner of the intersection of Forest Park Boulevard and West Rosedale Street and being adjacent to Lot 1 Block 6R, Mistletoe Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-160, Page 42 of the Plat Records of Tarrant County, Texas containing approximately 25,929 square feet or 0. 595 acres and as more specifically described in Exhibit "1", "2" and "3" attached hereto and incorporated herein by reference, be and the same is vacated and extinguished.

SECTION 2.

That existing utility easements shall be retained by the City until such time all utilities located in that easement are relocated at the owner's expense.

SECTION 3.

That the fee to the land in the above-described street right-of-way is released and shall revert to the adjacent owner as provided by law.

SECTION 4.

That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5.

That this ordinance shall take effect upon adoption.

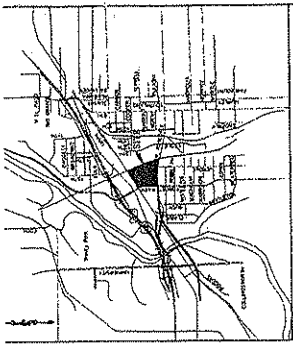
APPROVED AS TO FORM AND LEGALITY:



Assistant City Attorney

Adopted and Effective: March 7, 2006

FS-04-102



Building lines will be per the City of Fort Worth Zoning Ordinance.
The basis of building for this plat is the plat recorded in Volume 388-160, Page 42, Plat Records Tarrant County, Texas and monumented on the ground.
According to the Flood Insurance Rate Map for Tarrant County, Texas and effective August 23, 2000, the subject property is located in Zone "X", defined as areas determined to be outside 500-year flood plain. This statement does not reflect any type of flood study by this firm.

COOPERATION
I, the undersigned, hereby certify that this map is an accurate representation of an actual survey made by the person or persons who executed and approved it, in accordance with the laws of the State of Texas.

Surveyor's Name
Surveyor's License No.
Surveyor's Signature

A FINAL PLAT

LOT 18, BLOCK 8-B

BEING A REPLAT

PART OF LOT 1, BLOCK 8-B

MISTLETOE HEIGHTS ADDITION

AS SHOWN IN THE CITY OF FORT WORTH, TEXAS, RECORDING

PLAT NO. 388-160, PAGE 42, TARRANT COUNTY, TEXAS.

0.040 ACRE TRACT OF LAND

SHOWN IN THE CITY OF FORT WORTH, TEXAS, RECORDING

PLAT NO. 388-160, PAGE 42, TARRANT COUNTY, TEXAS.

PART OF LOTS A & B, BLOCK 8

MISTLETOE HEIGHTS ADDITION

AS SHOWN IN THE CITY OF FORT WORTH, TEXAS, RECORDING

PLAT NO. 388-160, PAGE 42, TARRANT COUNTY, TEXAS.

0.041 & 1.488 ACRE TRACT OF LAND

SHOWN IN THE CITY OF FORT WORTH, TEXAS, RECORDING

PLAT NO. 388-160, PAGE 42, TARRANT COUNTY, TEXAS.

OVERALL TRACT

0.041, 1.488 S.F. / 11.828 ACRES

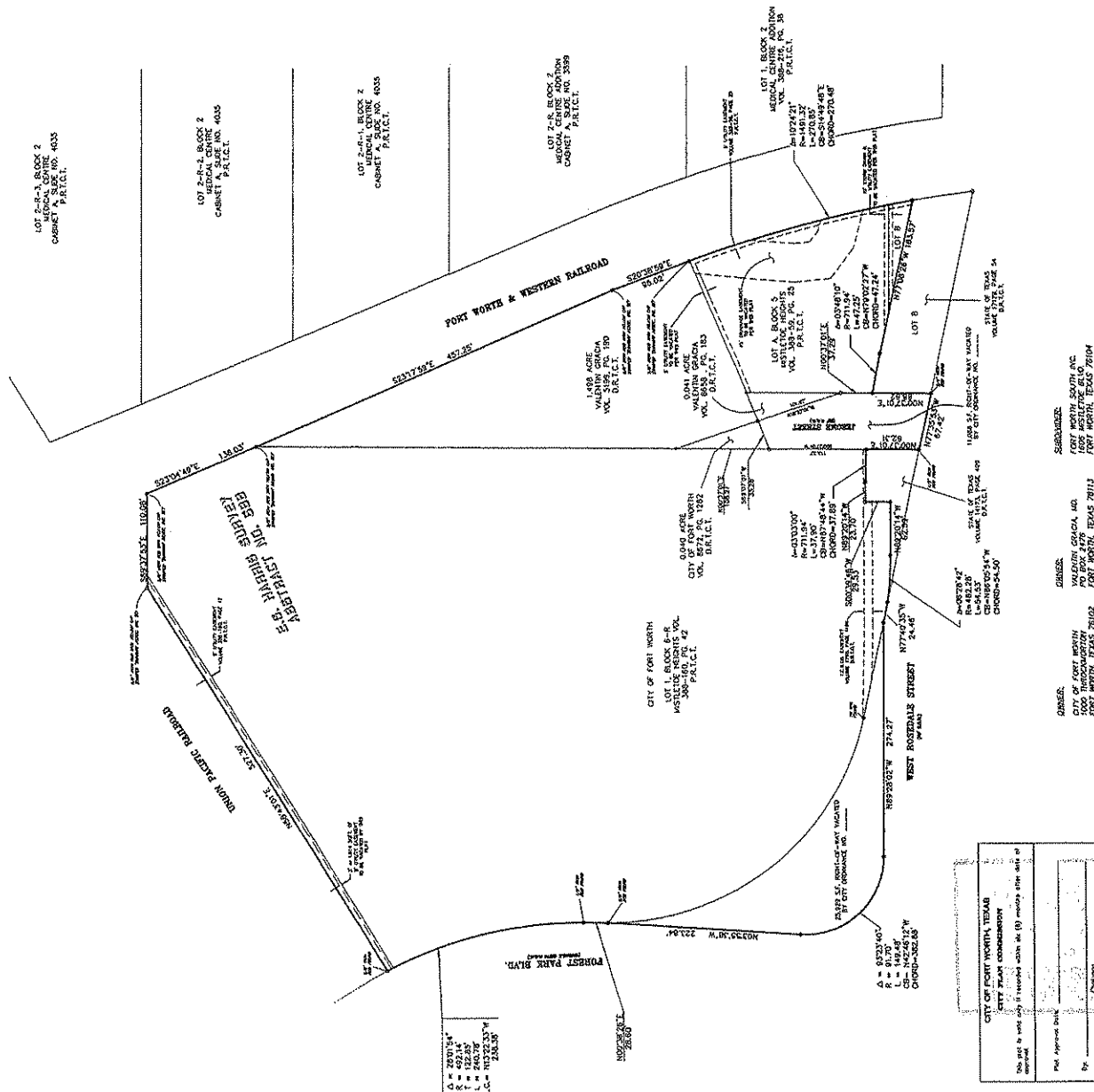


Dunaway
Associates, Inc.
Engineers
Planners
Surveyors
Landscapers

DATE: MARCH 28, 2004

THIS PLAT FILED IN CABINET -- SLIDE NO. --

DATE:



SUBDIVISION
FIRST NORTH SOUTH AVE.
1000 MISTLETOE BLVD.
FORT WORTH, TEXAS 76104
817-823-1648

OWNER
VALUING STREET
PO BOX 4470
FORT WORTH, TEXAS 76113

OWNER
1000 THUNDERBOLT
FORT WORTH, TEXAS 76102

OWNER
1000 THUNDERBOLT
FORT WORTH, TEXAS 76102

OWNER
1000 THUNDERBOLT
FORT WORTH, TEXAS 76102

OWNER
1000 THUNDERBOLT
FORT WORTH, TEXAS 76102

OWNER
1000 THUNDERBOLT
FORT WORTH, TEXAS 76102

REVIS
DATE RECEIVED 4/16/04

EXHIBIT
1 of 3

<p>Building Permits</p> <p>The building permits and be based on the plat in the City of Fort Worth, Texas, and monumented on the ground.</p>	<p>Utility Encroachments</p> <p>Any public utility encroachment on the City of Fort Worth, Texas, and monumented on the ground.</p>	<p>Compliance</p> <p>The plat is in compliance with the City of Fort Worth, Texas, and monumented on the ground.</p>	<p>Use Change Study</p> <p>The plat is in compliance with the City of Fort Worth, Texas, and monumented on the ground.</p>	<p>Other Notes</p> <p>The plat is in compliance with the City of Fort Worth, Texas, and monumented on the ground.</p>
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EXHIBIT A RIGHT-OF-WAY VACATIO

VA-04-003

FOREST PARK BLVD
(VARIABLE WIDTH R.O.W.)

Lot 1, Block 6-R
Mistletoe heights
Vol. 388-160, Pg. 42
P.R.T.C.T.

0.595 ACRES
25,929 SQ FT

WEST ROSEDALE STREET
(90' R.O.W.)

Scale: 1" = 100'

P.O.C.
1/2" Iron Rod
Found

SHEET 1 OF 2



Dunaway
Associates, Inc.

Engineers
Planners
Surveyors
Landscape Architects

1501 Merrimac Circle, Ste. 100 Fort Worth, TX 76107
Ph: 817.335.1121 Metro: 817.429.2135 Fax: 817.335.7437

Stephen R. Glosup

STEPHEN R. GLOSUP
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5570
FEBRUARY 23, 2004

EXHIBIT SHOWING A
R.O.W. VACATION
E.S HARRIS SURVEY
ABSTRACT NO. 688
FORT WORTH,
TARRANT CO

DAI JOB NO.

EXHIBIT

tabbles

2 of 3

VA-04-003

EXHIBIT A
RIGHT-OF-WAY VACATION
PROPERTY DESCRIPTION

Being a tract of land situated in the E.S. Harris Survey, Abstract No. 688, Tarrant County, Texas and being part of West Rosedale Street (90' width right-of-way), City of Fort Worth, Tarrant County, Texas:

COMMENCING at a 1/2" iron rod found at the intersection of the west right-of-way line of Jerome Street (66' width right-of-way) and the north right-of-way line of said West Rosedale Street, being the southeast corner of Lot 1, Block 6-R, Mistletoe Heights, an addition to the City of Fort Worth, according to the plat recorded in Volume 388-160, Page 42, Plat Records Tarrant County, Texas and southeast corner of that certain tract of land as described by deed to the State of Texas, recorded in Volume 14173, Page 409, Deed Records, Tarrant County, Texas;

North 77°40'35" West, with the north line of said West Rosedale Street and with south line of said Lot 1, Block 6-R, Mistletoe Heights, a distance of 206.86 feet to a point for the POINT OF BEGINNING of herein described tract;

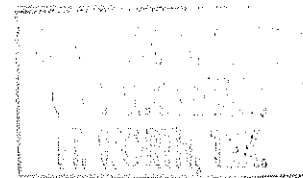
THENCE North 89°28'02" West, departing said north right-of-way line of West Rosedale Street and with the new proposed right-of-way line of West Rosedale Street, a distance of 274.27 feet to a point for the beginning of a curve to the right having a central angle of 93°23'40", a radius of 91.70 feet and a chord bearing and distance of North 42°46'12" West, 133.47 feet;

THENCE continuing with said proposed right-of-way line of West Rosedale Street and with said curve to the right in a northwesterly direction, an arc length of 149.48 feet to a point in the proposed east right-of-way line of Forest Park;

THENCE North 03°55'38" East, with said proposed east right-of-way line of Forest Park Boulevard, a distance of 223.84 feet to a point in the existing east right-of-way line of Forest Park Boulevard, the southerly line of aforementioned lot 1, Block 6-R, Mistletoe Heights and being the beginning of a non-tangent curve to the left having a central angle of 78°19'01", a radius of 303.17 feet and a chord bearing and distance of South 38°31'05" East, 382.88 feet;

THENCE with said southerly line of Lot 1, Block 6-R, Mistletoe Heights and with said non-tangent curve to the left in a southeasterly direction, an arc length of 414.40 feet to a P.K. nail found in the aforementioned north right-of-way line of West Rosedale Street;

THENCE South 77°40'35" East, continuing with said southerly line of Lot 1, Block 6-R, Mistletoe Heights and with said north right-of-way line of West Rosedale Street, a distance of 113.74 feet to the POINT OF BEGINNING and containing 25,929 square feet or 0.595 acres of land.



Dunaway
Associates, Inc.

Engineers
Planners
Surveyors
Landscape Architects

1501 Merrimac Circle, Ste. 100 Fort Worth, TX 76107 Ph: 817.335.1121 Metro: 817.429.2135 Fax: 817.335.7437

DATE: FEBRUARY 23, 2004

DAI JOB NO. 2003187

EXHIBIT

3 of 3

SP-06-003

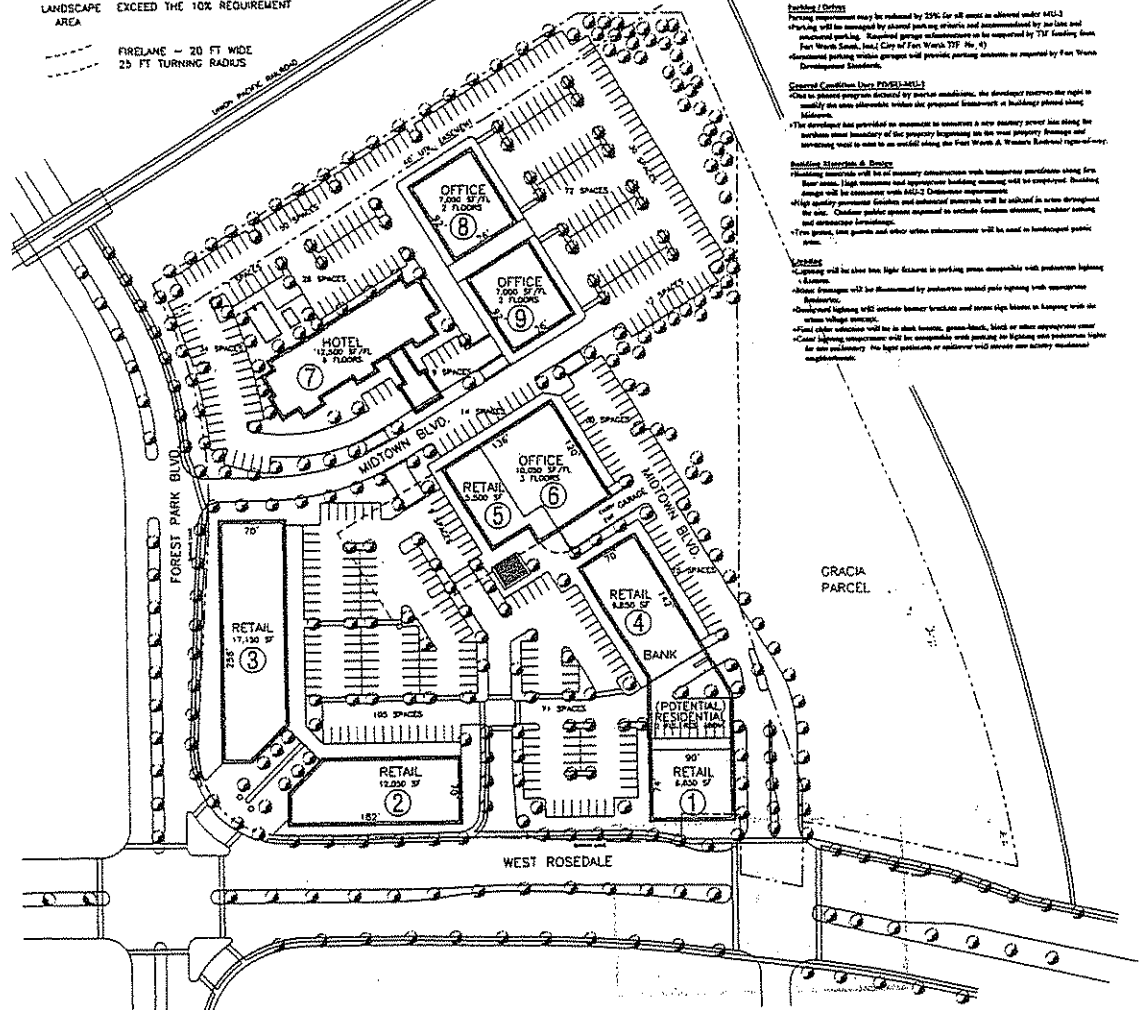
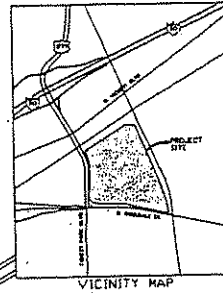
TABULATIONS	AREAS	PARKING REQUIRED
TOTAL SITE AREA	11.826 ACRES	
BUILDING AREAS		
RETAIL	51,200 SF	179 SPACES
HOTEL	75,000 SF	119 SPACES
RESIDENTIAL (POTENTIAL)	48,580 SF	33 SPACES
OFFICE BUILDING	69,150 SF	210 SPACES
TOTAL	243,930 SF	541 SPACES

PARKING PROVIDED (APPROX)

486 SURFACE
100 GARAGE
586 SPACES TOTAL

LANDSCAPE AREAS
EXCEED THE 10% REQUIREMENT

FIRELANE - 20 FT WIDE
25 FT TURNING RADIUS



PG 06 Plan
All setbacks are shown along frontages and Forest Park right-of-way.
Building heights are to exceed 120'
Proposed front setbacks are shown within each building envelope.
All signage and public art to be governed by Fort Worth Signage Ordinance.
All setbacks are to be indicated as proposed by Fort Worth South, Inc. Master Plan.

Landscaping
Landscaping is to be provided on all lots to be 12.5% of net site area. Calculations are based on a minimum lot area of 11,826 acres. Individual lot setbacks are required and dependent on individual lot area.
Landscaping is to be provided on all parking lots to be approximately 5% of net parking area with a minimum of 10' setbacks. Landscaping is to be provided on all parking areas to be 12' setbacks.
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Other Village Planning
Village will include all four front corners of Midtown Boulevard which provides an urban parking area in the building envelope.
Minimum number of lots to be provided by 51,200 S.F. of net site area parking area for public use.
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Parking / Other
Parking is to be provided by 51,200 S.F. of net site area parking area in the building envelope.
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General Conditions (See PG06-04-01)
This is a master plan for the development of the site. The developer reserves the right to modify the site plan at any time without notice. The developer reserves the right to modify the site plan at any time without notice. The developer reserves the right to modify the site plan at any time without notice. The developer reserves the right to modify the site plan at any time without notice. The developer reserves the right to modify the site plan at any time without notice.

Building Standards & Notes
Building standards will be in accordance with the Fort Worth Building Code. Building standards will be in accordance with the Fort Worth Building Code. Building standards will be in accordance with the Fort Worth Building Code. Building standards will be in accordance with the Fort Worth Building Code. Building standards will be in accordance with the Fort Worth Building Code.

Notes
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MIDTOWN

BASE PLAN

DATE: 01-04-06

TRADEMARK™
301 Commerce Street, Suite 301, Fort Worth, Texas 76102
817/770-1122 phone 817/770-5790 fax

TOWNSITE
COMPANY

FORT WORTH & SOUTH
Fort Worth Southside Development District, Inc.
1606 MISTLETOE BOULEVARD
FORT WORTH, TEXAS 76104

QUORUM
Design. Spaces. People.
Architecture Interior Design
301 W. MISTLETOE BLVD. #100
FORT WORTH, TEXAS 76104
PH: 817/770-5790
FAX: 817/770-5791
www.quorum.com

City of Fort Worth, Texas
Mayor and Council Communication

COUNCIL ACTION: Approved on 3/7/2006 - Ordinance No. 16845-03-2006

DATE: Tuesday, March 07, 2006

LOG NAME: 06VA-04-003

REFERENCE NO.: PZ-2667

SUBJECT:

Adopt an Ordinance Vacating a Portion of Excess Right-of-Way Adjacent to Lot 1 Block 6R Mistletoe Heights Recorded in Volume 388-160, Page 42, Plat Records Tarrant County, Texas, Located at the Northeast Corner of the Intersection of Forest Park Boulevard and West Rosedale Street Containing Approximately 25, 929 Square Feet or 0.595 acres

RECOMMENDATION:

It is recommended that the City Council adopt an ordinance vacating a portion of excess right-of-way adjacent to Lot 1 Block 6R Mistletoe Heights recorded in Volume 388-160, Page 42, Plat Records Tarrant County, Texas, located at the northeast corner of the intersection of Forest Park Boulevard and West Rosedale Street containing approximately 25,929 square feet or 0.595 acres.

DISCUSSION:

On March 18, 2003, (M&C L-13515) the City Council authorized the sale of 9.34 acres of property located at the northeast corner of Forest Park Boulevard and Rosedale Street to Fort Worth South, Inc., for \$2,030,834.00. Fort Worth South, Inc., proposes to build a mixed-use development consisting of a hotel, retail, office, structured parking, residential and a major anchor totaling 337,000 square feet – total project costs of over \$27 million. This project is known as the Midtown Development.

On December 12, 2005, (M&C C-21183) the City Council approved an amendment of the contract on to include the above referenced property for a sales price of \$138,355.00. In order to close on all of the property, the city must vacate its interest in the road way as a public right of way. Once the city vacates its interest in the property as a public right of way, the city will own the property and can convey the property to Fort Worth South as part of the sale approved in December.

Reviewing City departments and public utility companies have raised no objections to this request. The City Plan Commission recommended approval of this request at its meeting on March 24, 2004. An acceptable replat will note this vacation.

This vacation is located in COUNCIL DISTRICT 9.

FISCAL INFORMATION/CERTIFICATION:

The Finance Director certifies that this action will have no material effect on City funds.

TO Fund/Account/Centers

FROM Fund/Account/Centers

Submitted for City Manager's Office by:

Dale Fisseler (6266)

Originating Department Head:

Bob Riley (8901)

Additional Information Contact:

Alex Parks (8027)
